

# FOR SALE

Two Freestanding Industrial Buildings

370 & 380 Keewatin Street, Winnipeg, Manitoba

**(380 KEEWATIN) RECENT UPGRADES: ROOF, LIGHTING AND HVAC SYSTEMS**



380 Keewatin Street



370 Keewatin Street



M1  
ZONING



PYLON  
SIGNAGE



2 TRANSIT STOPS  
ON KEEWATIN

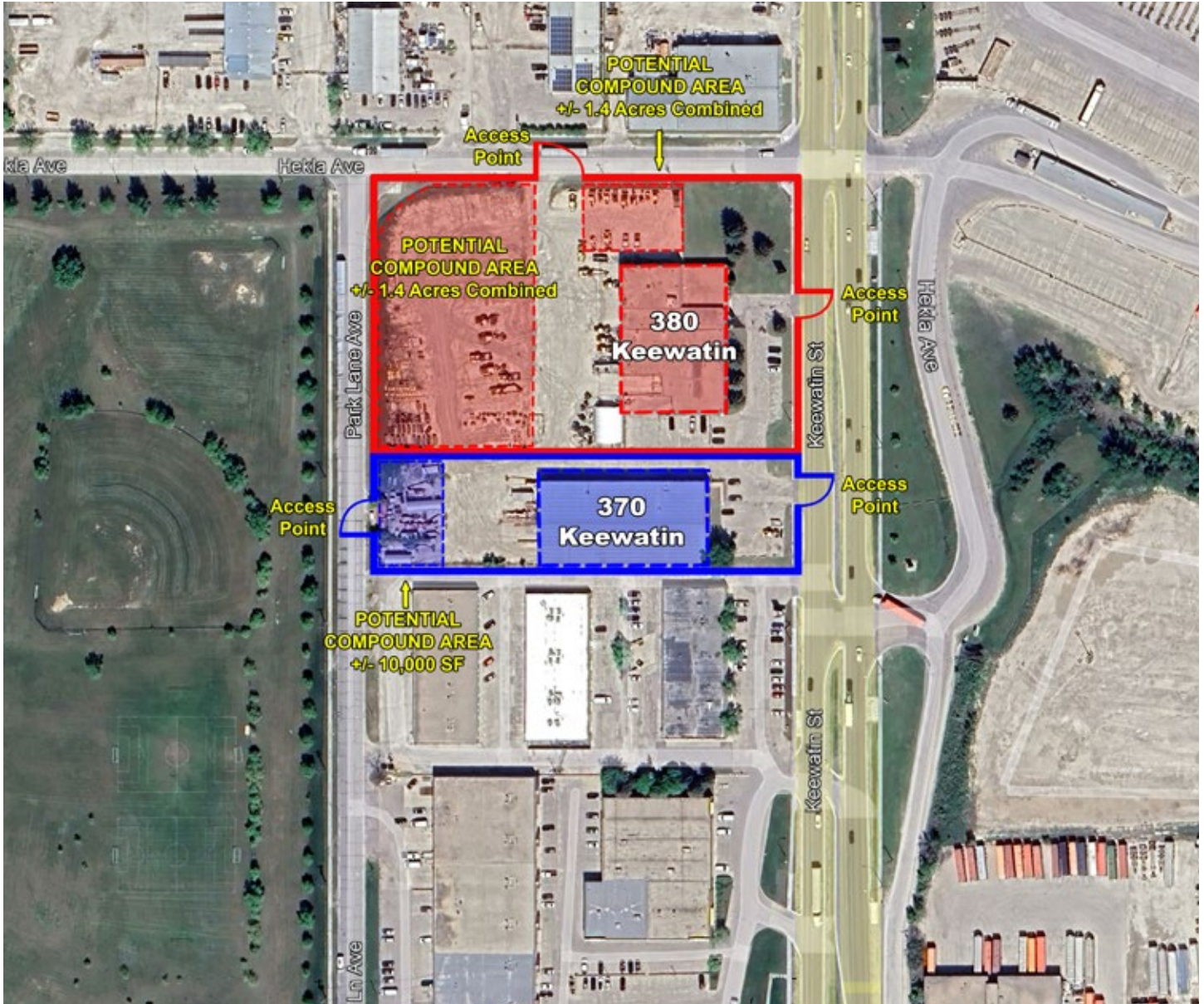


SITE AREA  
+/- 3.10 ACRES

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## SITE PLAN



## LEGEND

- 370 Keewatin Potential Compound +/- 10,000 SF
- 380 Keewatin Potential Compound +/- 1.4 Acres

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370 Keewatin - LOADING AREA



380 Keewatin - LOADING AREA

## PROPERTY SUMMARY

370 Keewatin	+/- 20,075 SF
380 Keewatin	+/- 20,991 SF (mezz 1,511 SF)
Possession	Immediate
Land Area	5.1 Acres
Sale Price	\$10,400,000
Property Taxes (2026 est.)	\$91,235.76
Zoning	M1

## FEATURES

- Very rare industrial site with large compound area within the City of Winnipeg.
- Ceiling heights range from 15 to 25 feet.
- Parking available in the front
- Fenced compound area available in the back.
- Gas fired unit heaters in warehouse.
- Heating and cooling in both office areas.

## 370 KEEWATIN

- Built in 1998, steel frame construction.
- Showroom, service desk, private offices, and staff area.
- 300 amp 240 volt single phase power.
- Five dock and one grade loading door.
- Potential +/- 10,000 SF compound area.

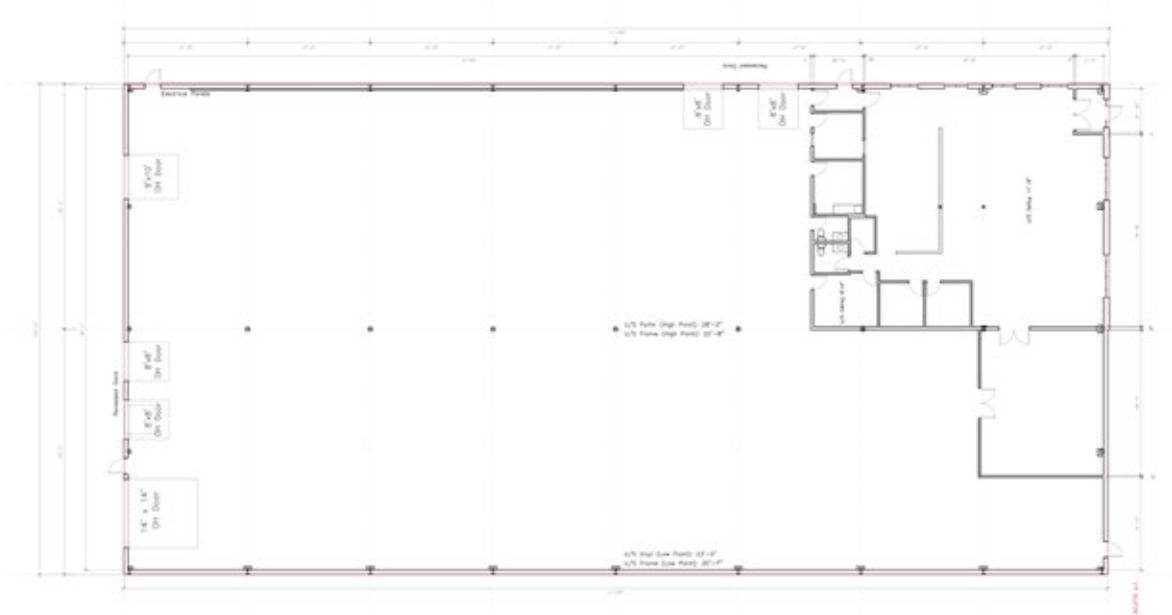
## 380 KEEWATIN

- Built in 1975, masonry construction.
- Private offices, showroom, washrooms, parts desk, and warehouse.
- Second floor with a boardroom and staff area.
- 400 amp 600 volt 3-phase power.
- Two dock and three grade loading doors.
- Multiple cranes available - 2x3 Ton/1x10 Ton.
- Floor drains.
- Multiple access points via Keewatin, Hekla and Park Lane.
- Potential +/- 1.4 Acre compound area.

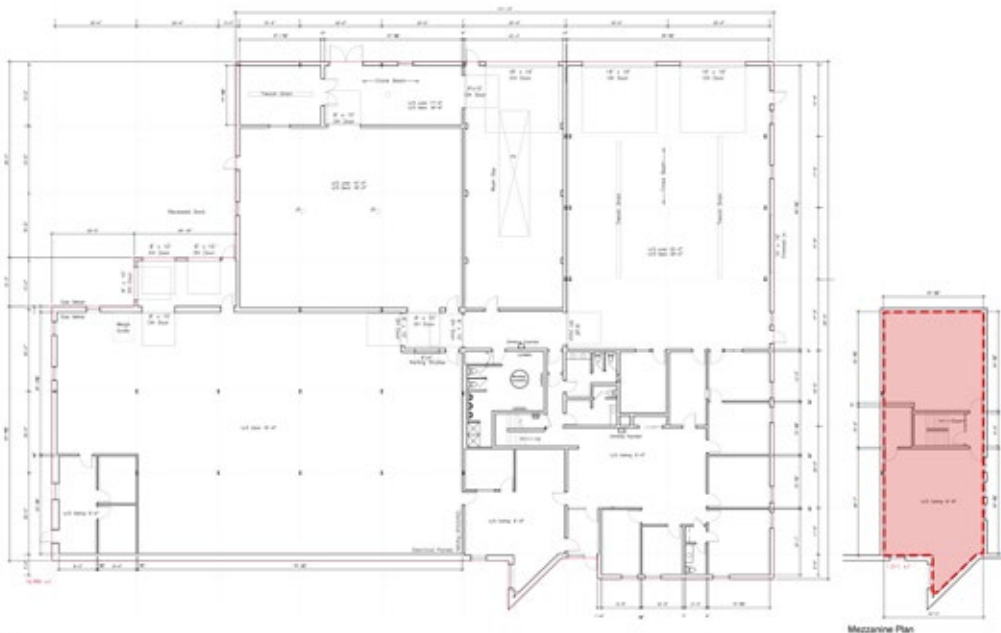
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## 370 KEEWATIN FLOOR PLAN

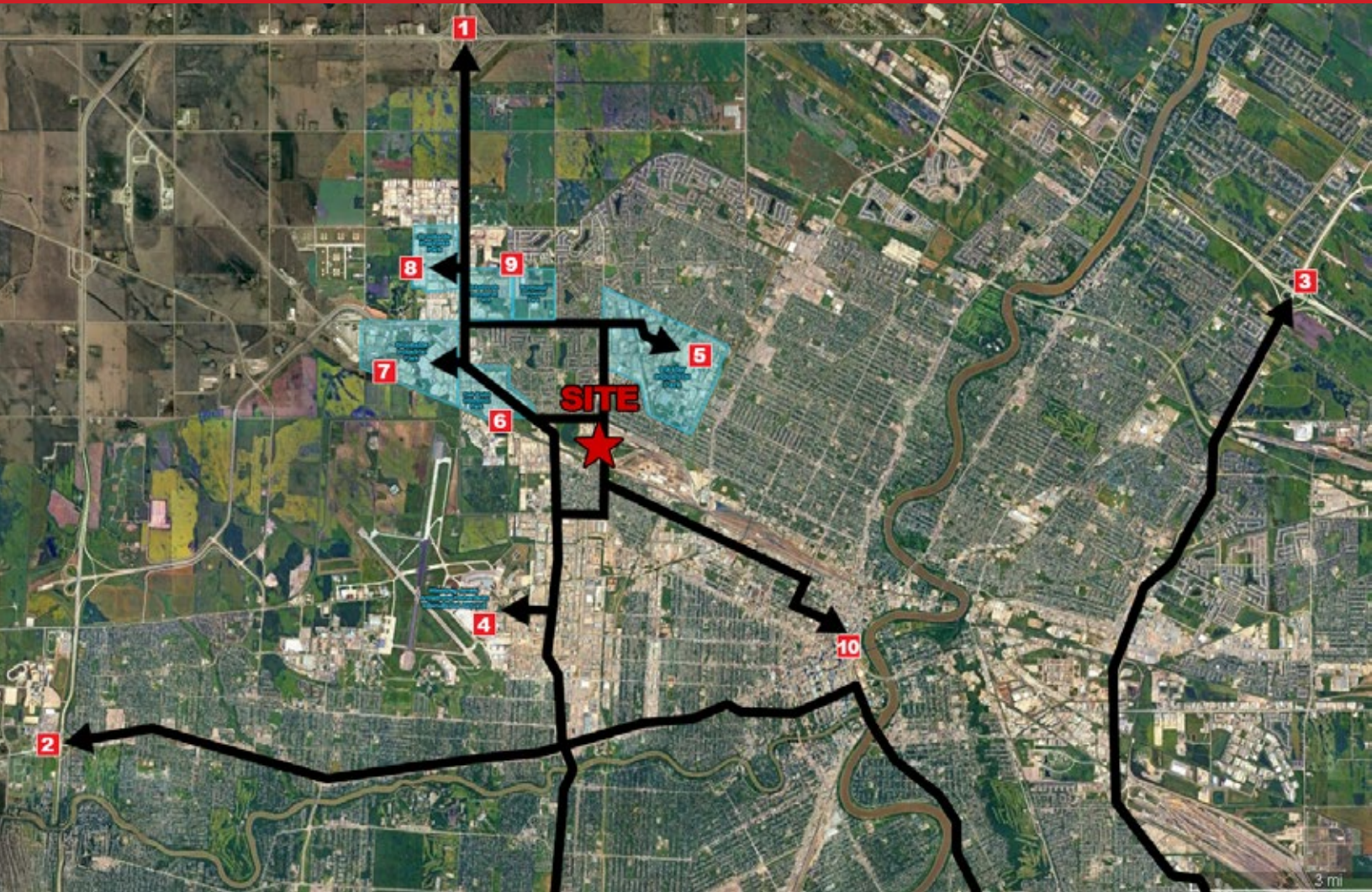


## 380 KEEWATIN FLOOR PLAN



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	Route from Subject Lands	Distance (km.)	Drive Time
1	North Perimeter Highway (Hwy 100) & Rte 90	9.8	12 min
2	West Perimeter Highway (Hwy 100) & Trans-Canada Highway West (Hwy 1)	14.5	16 min
3	North East Perimeter Highway	29	25 min
4	Winnipeg Richardson International Airport	4.5	10 min
5	Inkster Industrial Park	3.2	6 min
6	Oak Point Industrial Park	3	6 min
7	Brookside Industrial Park	6	8 min
8	Brookside Business Park	6.8	10 min
9	Northwest Industrial Park	5.3	9 min
10	Downtown Winnipeg	7	16 min

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370 Keewatin - SHOWROOM



370 Keewatin - WAREHOUSE



370 Keewatin - LOADING AREA



370 Keewatin - POWER



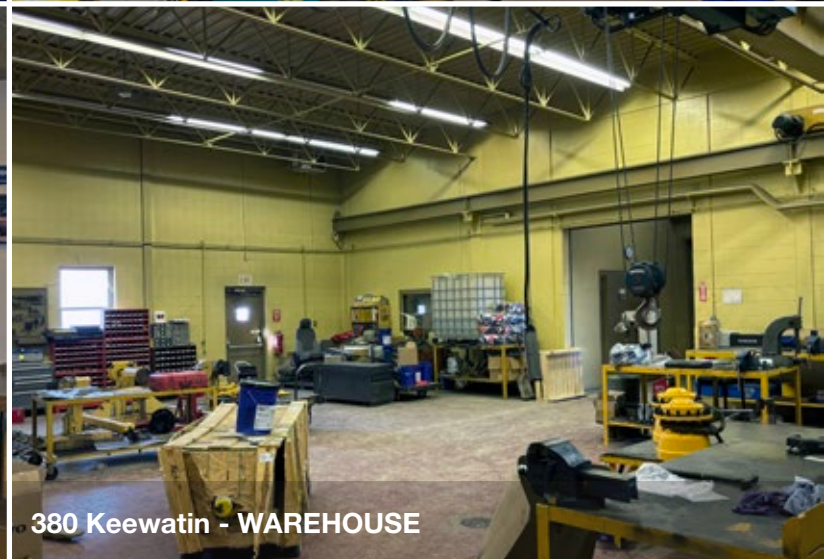
370 Keewatin - STAFF ROOM



370 Keewatin - BOARDROOM

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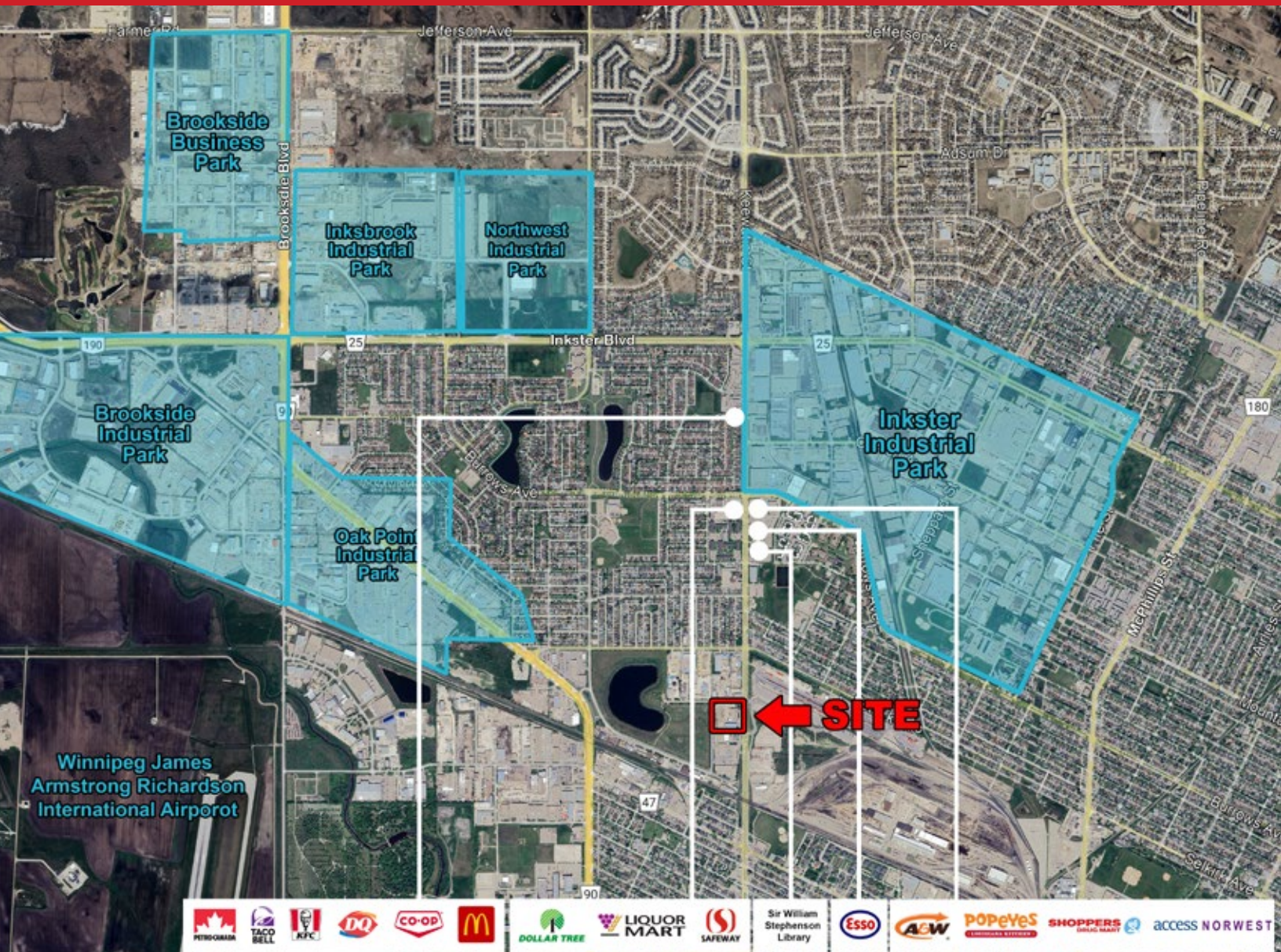


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**Shindico**

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